

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **San Mateo County Consortium**

State: **CA**

PJ's Total HOME Allocation Received: **\$31,672,748**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	92		
Program Progress:							
% of Funds Committed	99.31 %	92.79 %	8	92.82 %	95	93	
% of Funds Disbursed	94.84 %	81.26 %	5	82.38 %	97	96	
Leveraging Ratio for Rental Activities	10.34	5.53	1	4.55	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	89.18 %	73.66 %	29	80.69 %	46	39	
% of Completed CHDO Disbursements to All CHDO Reservations***	89.01 %	60.31 %	11	67.01 %	91	88	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.00 %	77.64 %	38	79.23 %	60	55	
% of 0-30% AMI Renters to All Renters***	48.75 %	41.54 %	31	44.47 %	60	57	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.21 %	91.23 %	40	93.93 %	52	46	
Overall Ranking:				In State:	4 / 92	Nationally:	88 88
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$36,465	\$31,525		\$24,984	560 Units	83.20	%
Homebuyer Unit	\$53,458	\$19,017		\$14,192	62 Units	9.20	%
Homeowner-Rehab Unit	\$0	\$26,126		\$20,036	0 Units	0.00	%
TBRA Unit	\$3,089	\$2,779		\$3,164	51 Units	7.60	%

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Mateo County Consortium CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$180,700	\$216,684	\$0
State:*	\$117,655	\$105,717	\$26,671
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.23

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	33.4	16.1	0.0	29.4
Black/African American:	19.2	19.4	0.0	31.4
Asian:	1.8	14.5	0.0	0.0
American Indian/Alaska Native:	0.5	1.6	0.0	3.9
Native Hawaiian/Pacific Islander:	1.1	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.2	0.0	0.0	0.0
Asian and White:	0.0	1.6	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.6	0.0	0.0
Asian/Pacific Islander:	9.8	3.2	0.0	5.9

ETHNICITY:

Hispanic	33.9	41.9	0.0	29.4
----------	--	--	---	--

HOUSEHOLD SIZE:

1 Person:	46.3	21.0	0.0	0.0
2 Persons:	18.9	12.9	0.0	39.2
3 Persons:	14.0	12.9	0.0	23.5
4 Persons:	11.1	25.8	0.0	23.5
5 Persons:	6.5	14.5	0.0	11.8
6 Persons:	1.8	9.7	0.0	2.0
7 Persons:	1.3	3.2	0.0	0.0
8 or more Persons:	0.2	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	33.6	21.0	0.0	27.5
Elderly:	20.7	6.5	0.0	2.0
Related/Single Parent:	20.7	21.0	0.0	60.8
Related/Two Parent:	20.0	48.4	0.0	9.8
Other:	5.1	3.2	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	15.2	0.0 [#]
HOME TBRA:	1.1	
Other:	12.9	
No Assistance:	70.8	

of Section 504 Compliant Units / Completed Units Since 2001 47

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Mateo County Consortium

State: CA

Group Rank: 88
(Percentile)

State Rank: 4 / 92 PJs

Overall Rank: 88
(Percentile)

Summary: 0 / **Of the 5 Indicators are Red Flags**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	89.18	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	89.01	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	98.21	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	1.04	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

